



NOTICE OF APPLICATION & OPEN HOUSE

The City’s Planning, Building & Development Department has received an application for Official Plan and Zoning By-law Application Combined for the lands noted below.

FERRY ST HYDRO CORRIDOR
Official Plan and Zoning By-law Application Combined: PLOPZB20260087
Municipal File #: AM-2026-006
Applicant: HYDRO ONE NETWORKS INC
Agent: Cale Vanderveen (Bousfield Inc.)

OPEN HOUSE

The Applicant/Agent is hosting a Public Open House to provide an opportunity to learn about the proposal and ask questions. Input received will be considered by City staff as part of the review of this application before a staff recommendation report is prepared and presented to Council at a future Public Meeting. Comments may be provided verbally at the Open House and/or submitted in writing. Members of the public who wish to provide comments, view materials, and/or participate in the Open House are encouraged to use the methods outlined below.

To accomplish this an Open House has been scheduled for:

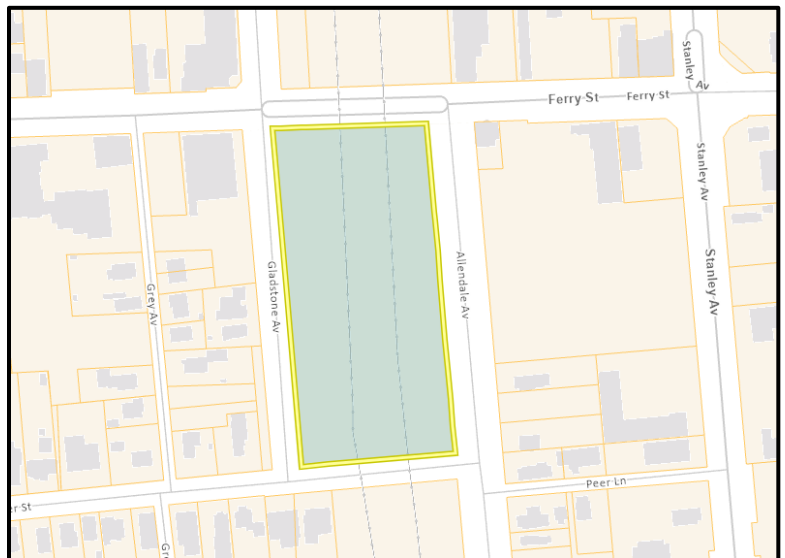
Date: May 14, 2026 Time: 4:00PM to 5:00PM

Place: Memorial Room, Gale Centre, 5152 Thorold Stone Road, Niagara Falls ON

PROPOSED AMENDMENT

Official Plan Amendment and Zoning By-law Amendment applications have been submitted to facilitate the construction of a surface parking area contain 347 parking spaces to support off-site parking for the Oakes Hotel redevelopment. Schedule 1 shows the details of the development.

The subejct lands are designated Tourist Commerical and Residential in part in accordance with the City’s Official Plan and are located within Tourist Commerical, General Commercial and Residential Two zone in accordance with Zoning By-law 79-200.



The applicant is requesting to redesignate the lands to a Special Policy Area of the Tourist Commerical designation and rezone the lands to a site-specific Tourist Commerical zone in order to permit the proposed parking area.

PLANS & DOCUMENTS

Digital copies of plans and documents submitted with the application may be obtained at <https://niagarafalls.ca/city-hall/planning/current-planning-applications.aspx>.

HAVE YOUR SAY

Public input on applications is invited. Written comments are the preferred method of receiving public input. Written comments may be sent by mail or email. You can also provide oral input by attending in person or by joining the electronic meeting.

WRITTEN SUBMISSION

Please provide written input by mailing your comments to the Department of Planning, Building & Development, City Hall, 4310 Queen Street, Niagara Falls, Ontario, L2E 6X5 or send an email to croome@niagarafalls.ca on or before .

ORAL SUBMISSION- If attending remotely using web-based platform

To attend and/or participate remotely at the Open House please pre-register by sending an email croome@niagarafalls.ca before 12 noon on **May 13, 2026**.

MORE INFORMATION

For more information please contact Chris Roome, Planner 2, at 905-356-7521, extension, 4246 between the hours of 8:30 a.m. and 4:30 p.m. or by email anytime at croome@niagarafalls.ca.

FORMAL PUBLIC MEETING

The formal Public Meeting required by the *Planning Act* with City Council will be held at a later date. Separate notice of that meeting will be provided to you after the Open House and thirty (30) days before the Public Meeting is to occur.

Dated at the City of Niagara Falls this April 30, 2026 .

